

# EXHIBIT 8

Paul Piperato, County Clerk

1 South Main St., Ste. 100

New City, NY 10956

(845) 638-5070

**Rockland County Clerk Recording Cover Sheet****Received From :**

RIVERSIDE ABSTRACT,LLC  
3839 FLATLANDS AVE  
SUITE 208  
BROOKLYN, NY 11234

**Return To :**

RIVERSIDE ABSTRACT,LLC  
3839 FLATLANDS AVE  
SUITE 208  
BROOKLYN, NY 11234

**Method Returned : ERECORDING****First GRANTOR**

DEL REALTY LLC

**First GRANTEE**

82 HIGHVIEW LLC

**Index Type :** Land Records**Instr Number :** 2018-00037834**Book :** **Page :****Type of Instrument :** Deed**Type of Transaction :** Deed Other**Recording Fee:** \$321.00**Recording Pages :** 6

The Property affected by this instrument is situated in Ramapo, in the County of Rockland, New York

**Real Estate Transfer Tax**

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 12/31/2018

At (Recorded Time) : 12:27:00 PM

**Total Fees :** \$321.00

Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 23<sup>rd</sup> Day of October, 2018

BETWEEN DEL REALTY LLC having an address at 20 F Robert Pitt Drive, Suite 204, Monsey, NY 10952, party of the first part,

AND 82 HIGHVIEW LLC having an address at 82 Highview Road, Suffern, NY 10952, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

See attached Schedule A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

DEL REALTY LLC

By:

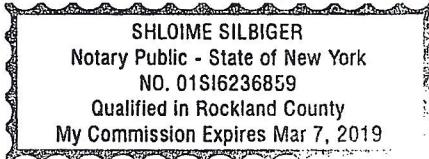
  
Jacob Karmel, Authorized Signatory

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York,  
County of Rockland ) ss.:  
On the 28 of December, 2018  
before me, the undersigned, personally appeared

*Jacob Karmel*

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


**ACKNOWLEDGEMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:**

(New York Subscribing Witness Acknowledgement Certificate)  
State of New York, County of  
) ss.:

On the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_  
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

*(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)*

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York,  
County of \_\_\_\_\_ ) ss.:  
On the \_\_\_\_\_ of \_\_\_\_\_, 2018  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:**

(Out of State or Foreign General Acknowledgement Certificate)  
) ss.:

(Complete Venue with State, Country, Province or Municipality)  
On the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_  
before me, the undersigned, personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

*(Insert the city or other political subdivision and the state or country or other place the acknowledgement was taken).*

**Bargain and Sale Deed**  
with Covenant against Grantors Acts

**TITLE NO: RA-REC-36375**

DISTRICT	
SECTION	49.17
BLOCK	2
LOT	42 & 47
COUNTY OR TOWN	ROCKLAND

**DISTRIBUTED BY:**

RIVERSIDE ABSTRACT LLC  
3839 FLATLANDS AVENUE, SUITE  
208  
BROOKLYN, NY 11234

**RECORD & RETURN TO:**

**RIVERSIDE ABSTRACT, LLC**  
as Agent for  
**Fidelity National Title Insurance Company**

**SCHEDULE A - DESCRIPTION**

Title No.: **RANY-15937**

**Parcel I:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 301.34 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 171.28 feet;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 369.05 feet;

THENCE South 74 degrees 27 minutes 03 seconds West 300.81 feet;

THENCE South 19 degrees 22 minutes 00 seconds East 336.53 feet;

On a curve to the right on a tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds to the point of BEGINNING.

**Note: Address, Block & Lot shown for informational purposes only**

Designated as Section 49.17 Block 2, Lot 42 Rockland County and also known as 24 Highview Road.

**SCHEDULE A cont.****Parcel II:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, known and designated as Lot 47 and 47.1 Block No. 2, which said lot is more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located, 30 feet from the centerline of the original right of way of Highview Road and further described as being located 102.01 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 199.33 feet;

On a curve to the left on a reverse tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds;

North 19 degrees 22 minutes 00 seconds East 336.53 feet;

North 74 degrees 27 minutes 03 seconds west 300.81 feet to a point located along a stone wall;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 831.09 feet to a point located 25 feet southerly from the centerline of the original right of way of Carlton Road;

On a curve to the left, concentric with Carlton Road a radius of 94.42 feet, an arc length of 27.61 feet, subtended by a central angle of 16 degrees 45 minutes 11 seconds and having a chord bearing North 34 degrees 12 minutes 12 seconds East;

Along a stone wall South 72 degrees 15 minutes 00 seconds East 707.77 feet to an existing marble monument;

South 19 degrees 22 minutes 00 seconds West 1170.03 feet to the point of BEGINNING.

**Note: Address, Block & Lot shown for informational purposes only**

Designated as Section 49.17 Block 2, Lot 47 Rockland County and also known as 82 Highview Road.

## Deed of 82 Highview Pg 7 of 8

INSTRUCTIONS(RP-5217-PDF-INS): [www.ops.state.ny.us](http://www.ops.state.ny.us)

## FOR COUNTY USE ONLY

C1. SWIS Code 392607

C2. Date Deed Recorded 12/31/2018  
Month Day Year

C3. Book 2018 C4. Page 37834



New York State Department of  
**Taxation and Finance**  
Office of Real Property Tax Services  
**RP- 5217-PDF**  
Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location 82 and 105 Highview Rd. & Carlton Rd  
\*STREET NUMBER \*STREET NAME  
Ramapo VILLAGE 10901  
\*CITY OR TOWN \*ZIP CODE

2. Buyer Name 82 Highview LLC \*LAST NAME/COMPANY FIRST NAME  
\*LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) LAST NAME/COMPANY FIRST NAME  
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
4A. Planning Board with Subdivision Authority Exists   
4B. Subdivision Approval was Required for Transfer   
4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size \*FRONT FEET X \*DEPTH OR 14.14 \*ACRES

6. Seller Name Del Realty LLC \*LAST NAME/COMPANY FIRST NAME  
\*LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
I. Community Service

Check the boxes below as they apply:  
8. Ownership Type is Condominium   
9. New Construction on a Vacant Land   
10A. Property Located within an Agricultural District   
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

## SALE INFORMATION

11. Sale Contract Date 10/23/2018

\*12. Date of Sale/Transfer 10/23/2018

\*13. Full Sale Price .00  
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17 \*17. Total Assessed Value 476,600

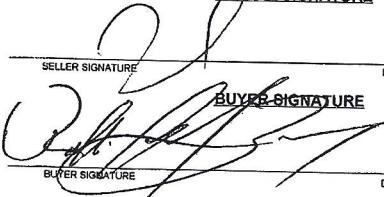
\*18. Property Class 612 \*19. School District Name Ramapo

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
49.17-2-42 49.17-2-47

## CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

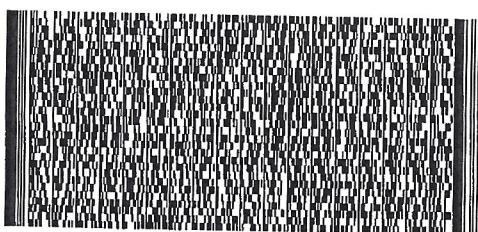
## SELLER SIGNATURE

  
SELLER SIGNATURE DATE  
BUYER SIGNATURE DATE  
BUYER SIGNATURE DATE

## BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

ZAKS DARBY  
\*LAST NAME FIRST NAME  
945 538-7909  
\*AREA CODE TELEPHONE NUMBER (Ex: 9999999)  
82 82 HIGHVIEW RD  
\*STREET NUMBER \*STREET NAME  
SUFFERN NY 10901  
\*CITY OR TOWN \*STATE \*ZIP CODE  
BUYER'S ATTORNEY  
LAST NAME FIRST NAME  
AREA CODE TELEPHONE NUMBER (Ex: 9999999)



## Rockland County Clerk Recording Cover Sheet

**Received From :**

SHEM OLAM LLC  
18 MOUNTAIN AVE  
MONSEY, NY 10952

**First GRANTOR**

82 HIGHVIEW LLC

**First GRANTEE**

SHEM OLAM LLC

**Index Type :** Land Records

**Instr Number :** 2021-00027314

**Book :**                    **Page :**

**Type of Instrument :** Deed

**Type of Transaction :** Deed Other

**Recording Fee:**                    \$321.00

**Recording Pages :**                    6

The Property affected by this instrument is situated in Ramapo, in the County of Rockland, New York

### Real Estate Transfer Tax

<b>RETT # :</b>	7755
<b>Deed Amount :</b>	\$10.00
<b>RETT Amount :</b>	\$0.00
<b>Total Fees :</b>	\$321.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 06/30/2021

At (Recorded Time) : 3:43:00 PM



Doc ID - 053865150006

*Donna G. Silberman*

Donna G. Silberman  
County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York